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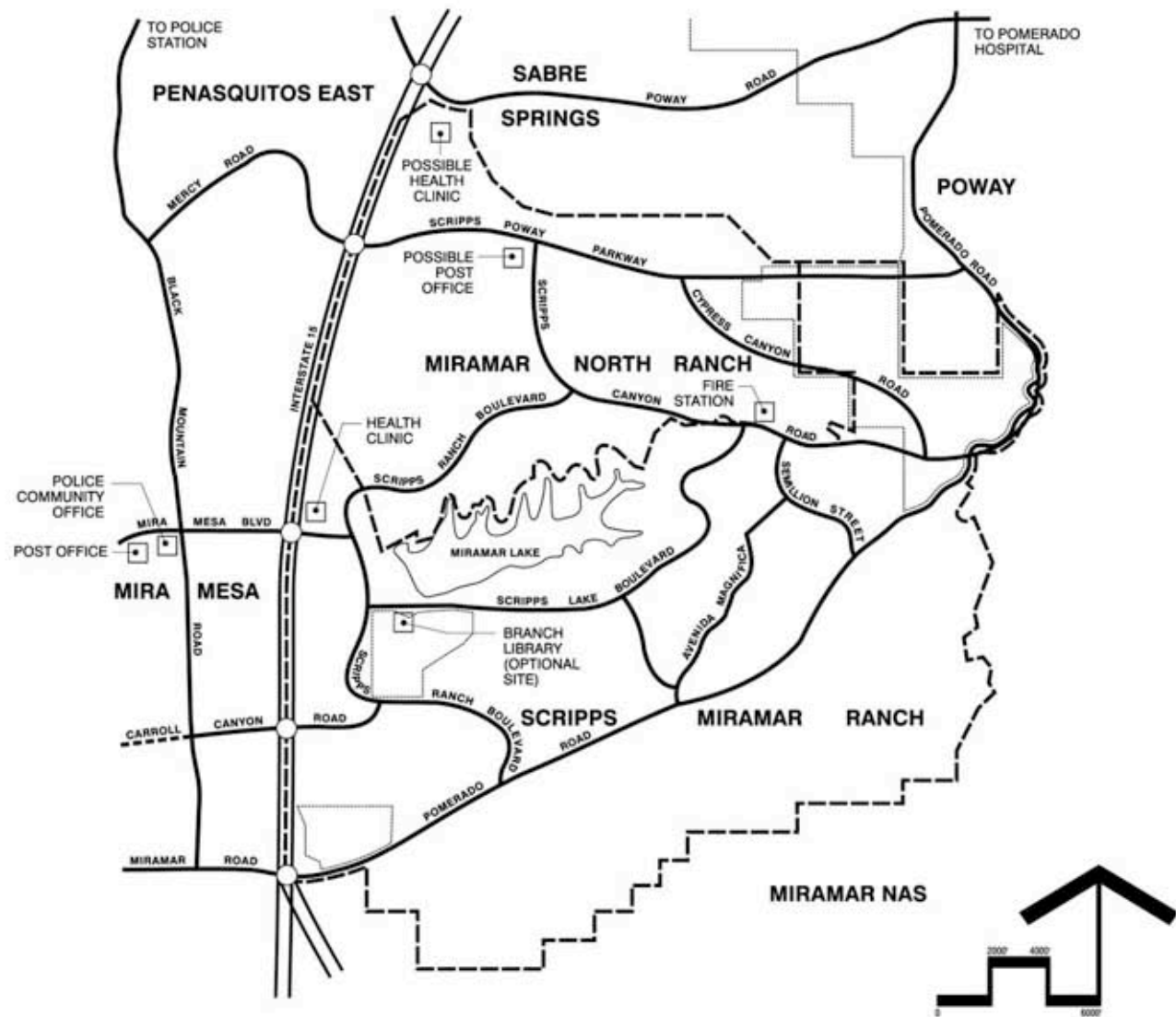
PLANNING AREA
BOUNDARY



MUNICIPAL BOUNDARY



PUBLIC FACILITY



Location of Twin Communities Public Facilities

Miramar Ranch North Community Plan

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FIGURE



SECTION 8: PUBLIC SERVICES ELEMENT

Goal: Guarantee a range of public facilities tailored to local requirements and accessible to the community, and as needed, to Scripps Ranch.

Public services and facilities for Miramar Ranch North are in large part tied to Scripps Miramar Ranch. Together the two communities create a large enough service area to support a fire station and library, in addition to the park and school facilities described in **Sections 7 and 9**. Earlier development in surrounding communities provides connections for utilities in Miramar Ranch North. For example, the development of community will complete a water system which includes both the ranch and Scripps Ranch.

8.1 PUBLIC FACILITIES

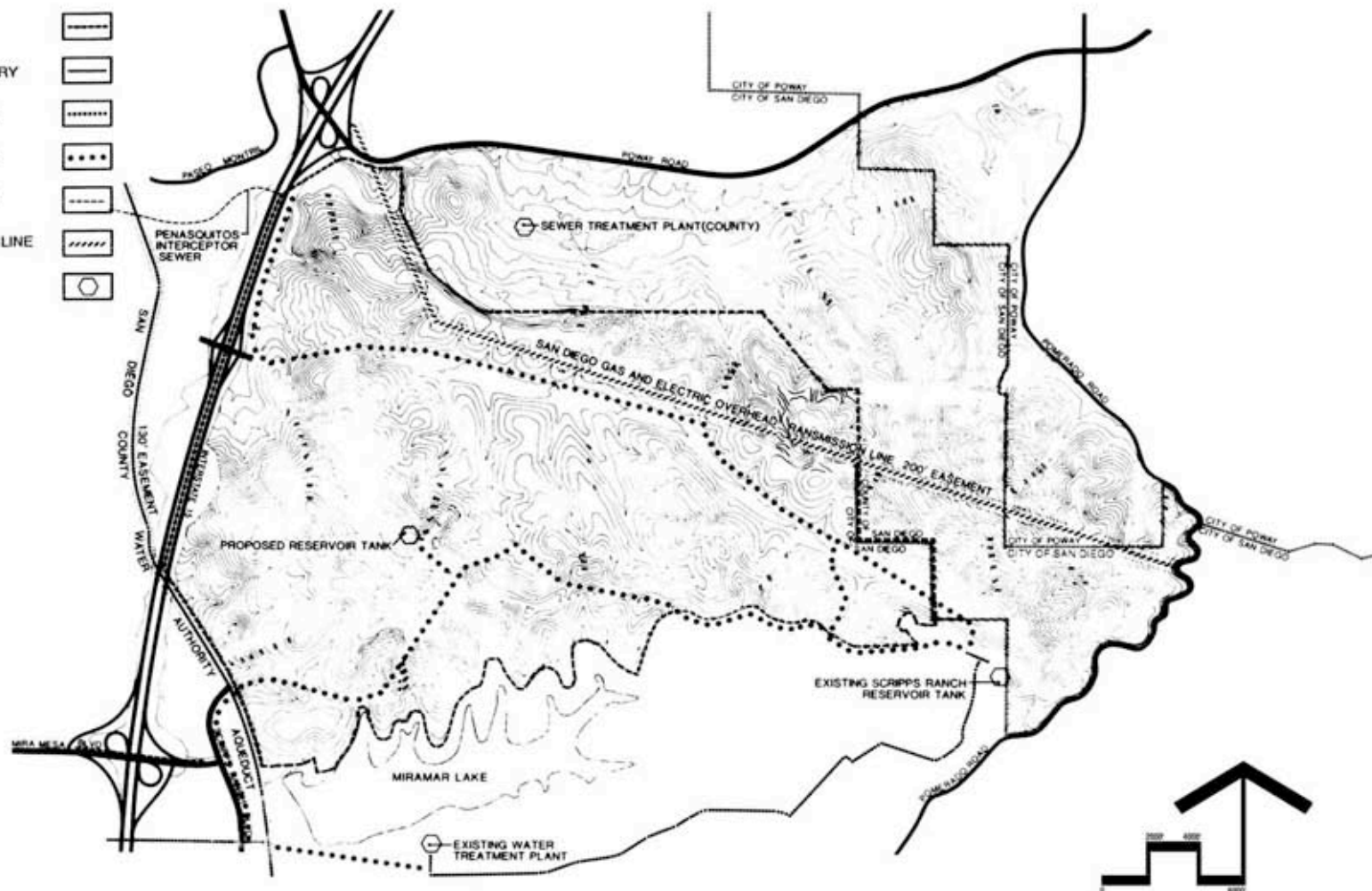
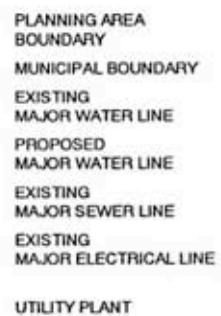
Objective: Ensure public services facilities appropriate in quantity, accessibility, timing and quality to local community requirements.

Fire protection service will be provided in the planning area by the City of San Diego Fire Department. A new fire station is proposed on Spring Canyon Road which will serve both the Scripps Ranch and Miramar Ranch North communities, as shown in **Figure 21**. A one-acre, minimum, site is planned, to house an engine company and perhaps a truck company. The Fire Department strongly desires a backup north-south street to provide fire protection on the east side of I-15 in the event the freeway is blocked. Construction funding is in accordance with the PFFP and timing per the Fire Department.

Other public services will be provided through facilities in nearby communities. Police protection will be supplied to the planning area by the San Diego Police Department. At present, the Northeast substation in the Peñasquitos Ranch area is the center of local operations and no additional facilities should be needed in the planning area.

In regard to postal service, it is expected that the Mira Mesa station will have sufficient route capacity to handle the Miramar Ranch North community as it develops. In addition, the existing Poway post office and proposed Peñasquitos East facility will be accessible to planning area residents. While no new post office is planned for the Scripps Ranch-Miramar Ranch North area, options exist to improve postal service for area residents and businesses. Among these options are a vending machine center, a contract station, or some kind of trailer operation. Such a facility should be conveniently located to provide easy access and to capture sufficient patronage, for example, it could be sited in the community commercial center in the Ranch Center.

A permanent library branch operated by the City of San Diego should be provided to serve Scripps Miramar Ranch and Miramar Ranch North. The location of this facility is on the south side of Scripps Lake Road just east of Scripps Ranch Boulevard in accordance with the conditions of approval of TM 85-072, for the San Diego Business Park. As part of the approval of the referenced TM, a two-acre site on the old Meanly Ranch land and \$750,000



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FIGURE

will be contributed to the City for a library. The site is easily accessible to both the twin communities, and located where traffic generated by other uses is likely to increase patronage and provide convenient usage. The proposed site is shown in **Figure 21**. Another \$500,000 portion of the funding for the library will come from a developer agreement prepared for the first map filed subsequent to this plan amendment in accordance with the PFFP.

Health care may be adequately provided by existing facilities, including Pomerado Hospital, a private facility north of the planning area on Pomerado Road. A community-oriented clinic emphasizing health education, prevention and detection programs, and outpatient and emergency treatment may be developed at the future institutional site, as described in **Section 8.4**. In addition, provision for an intermediate and long-term nursing care facility is encouraged in the community. A hospice could be developed, for example, on the northern ridge of North Ridge industrial site, perhaps just to the west of the residential area, or at the freeway commercial site. A maximum of 15 percent of the industrial acreage may be used for such non-industrial uses in accordance with an approved PID.

Providing for adequate child daycare services has become an important community responsibility. Commercial childcare services may be accommodated in any of the commercial areas and in the industrial parks. The religious building sites may also include child daycare services. In many cases, licensed daycare may be provided in the residential areas, either in homes for very limited operations or via a conditional use permit for a commercial operation.

Solid waste collection and disposal will be provided to Miramar Ranch North by the City of San Diego. Commercial and industrial uses may require private waste collection service. The county and City are encouraged to continue development of recycling facilities to supplement landfill operations.

8.2 UTILITIES

Objective: Provide adequate utility service for development in the community.

Adequate water, sewage, and power service should be supplied to the planning area. In general, this will entail joining into larger utilities networks plus constructing a local system on site. Adequate capacity is expected to be available for all utility services.

The Miramar Ranch North community can be supplied potable water from Miramar Reservoir and its adjacent water treatment plant by the City of San Diego. **Figure 22** depicts the basic existing and proposed water system serving the areas north and south of the reservoir. These are approximate locations only, and should be adjusted during detailed engineering, for example, to avoid special open space preserves. A proposed water tank is required in the west-central portion of the planning area. This tank should be landscaped and painted to be as inconspicuous as possible. A distribution network of water lines would connect into the basic system shown.

Sanitary sewers in the community are expected to be served by two major sewer lines. The Peñasquitos Interceptor Sewer in Peñasquitos Canyon, a trunk line, will likely serve most of Miramar Ranch North community via a connecting system of local sewer lines underground in the streets. The planning area lies within the sewerage system service area of the City of San Diego. Southern portions of the ranch may connect to an existing sewer main which presently stubs out east of I-15 on Mira Mesa Boulevard, or to a proposed main running from the Peñasquitos line southeast through Mira Mesa to I-15.

Community power needs will be served by local distribution lines providing gas and electricity. When community gas needs are established, service will emanate from an existing six-inch 400 P.S.I. main located in Scripps Ranch, in Scripps Lake Boulevard south of the lake. Adequate electric service should be available from the Scripps, Chicarita, or Sycamore Canyon substations. Gas and electric distribution lines should be underground, in keeping with current power company and City policy. The Plan encourages energy conservation practices and utilization of alternative energy sources, as discussed in **Section 12.5**.

The planning area is crossed by a 200-foot wide power easement which currently contains 230 kv and 138 kv transmission lines. The easement is planned to accommodate twice its current capacity and will be developed as system loads dictate. Land uses within the easement, such as parking, open space, and trails, may be permitted subject to satisfying liability agreements.

8.3 COMMUNICATIONS

Objective: Provide adequate communications services to the community.

The Miramar Ranch North area falls within Pacific Telephone's Mira Mesa Exchange. The company expects to provide adequate telephone service to the community by increasing the capacity of an existing conduit to the area. Local telephone cables should be underground in joint trenches with power lines during construction.

The Southwestern Cable Company is presently franchised by the public to supply cable television service to the planning area. It is anticipated that a local network of underground cable laid by the company will tie into the existing cable system. Developers should pre-wire buildings and lay individual service laterals to the main cable for future cable service.

8.4 FUTURE INSTITUTIONAL SITE

Objective: Designate the northwest corner of the planning area for future study as an institutional site (see **Figure 4**).

The General Plan designates most of the northwest corner of the planning area as a resource-based park. Because the area is not currently a public open space, it may be preserved through regulatory devices and may be permitted to develop in a manner consistent with the applied zoning. Any open space preserved in this area has the potential of adding to the Los Peñasquitos Canyon preserve. This preserve is in Category A in the City Council's adopted

open space retention list, and is being acquired for public use. On the other hand, Mercy Hospital, the owner of the northwest corner property, has had plans for some time for a clinic serving the I-15 corridor.

Because of the above situation, this Plan designates the northwest corner future institutional. Should this site be proposed for hospital development in the future, it should occur under a use permit for institutional purposes, with sensitivity to environmental concerns. This Plan does not propose access road sizing, biological preserve areas, or noise or flood mitigation measures. Instead, these and similar detailed matters should be addressed by the proposed project and accompanying EIR for the area.

Street access of adequate capacity should be provided from Spring Canyon Road and the design and construction of the access road should take care to preserve the designated riparian special open space preserve near I-15. The pathway on the south side of the site, running from the planning area westerly under I-15 to Peñasquitos Canyon Park, should be provided. Any proposed dedication of open space should consider open space and circulation linkages with the regional park; for example, SANDAG proposes a hiking and riding trail east-west through the area. Peñasquitos Creek, which flows roughly east to west through the property, should be subject to detailed consideration in any proposed future project.

8.5 IMPLEMENTATION OF PUBLIC SERVICES

Objective: Arrange for the adequate implementation of the services proposals outlined in this Plan by the pertinent public, quasi-public and private agencies.

The PFFP should outline proposals for assuring provision of adequate services concurrent with need (see **Section 13**).

Pacific Telephone and the Southwestern Cable Company are responsible for installing and providing telephone and cable television services. The quality of communications, and new developments in the communications field, should be monitored by the community to ensure adequate, community-responsive service.

The future institutional site may be developed under a conditional use permit. Environmental and regional park concerns should be addressed during the processing of the project proposal for this site. Implementation actions and agents are summarized in **Table 13**.

TABLE 13
IMPLEMENTATION OF PUBLIC SERVICES ELEMENT

Proposal	Action	Responsibility
Building a permanent fire station and library branch building for twin communities.	Budget land acquisition, design, and construction of a fire station and library.	PFFP under auspices of City of San Diego.
Provide for adequate police protection.	Finance police services for the community.	City of San Diego, public facilities benefit assessment fee.
Encourage establishment of community-based services, especially postal service and health care.	Work with service agencies to provide local facilities.	Planning Committee.
Ensure adequate utility service for all developments.	Provide adequate utility service.	Utility agencies, private developers.
Provide adequate utility communication services to the community.	Monitor communications companies and agencies.	Planning Committee.
Provide for the sensitive handling of the future institutional site.	Monitor proposed project and EIR, and require use permit.	Planning Committee, Planning Department.